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Main: (860) 257-4557 • www.cloughharbour.com

APPROVALS	
LANDLORD	_____
LEASING	_____
R.F.	_____
ZONING	_____
CONSTRUCTION	_____
A/E	_____

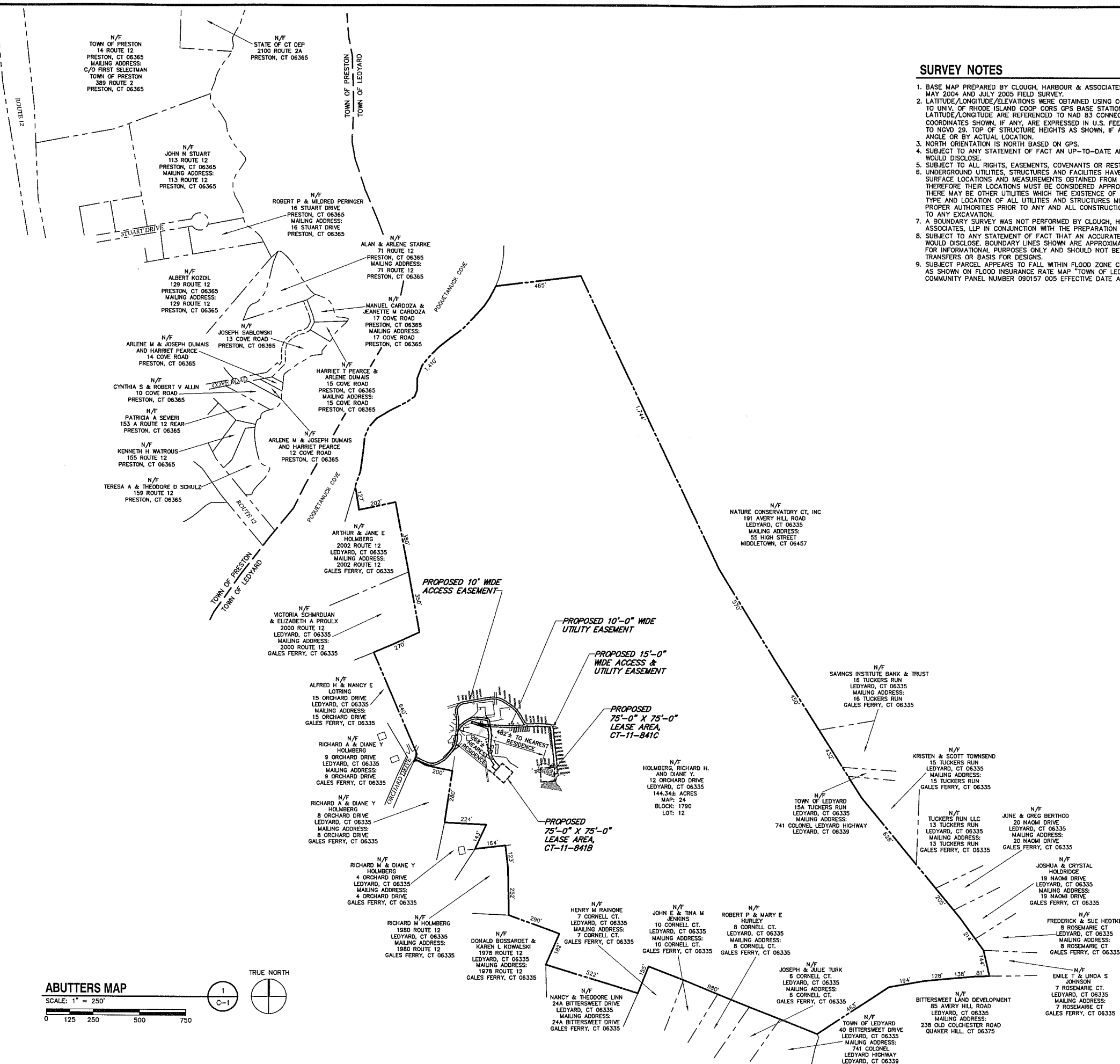
DRAWN BY: PAL

SUBMITTALS		
1	08/21/06	ZONING FINAL
0	08/02/05	ZONING

CT-11-841B & C
HOLMBERG ORCHARD
RAWLAND
12 ORCHARD DRIVE
LEDYARD, CT 06335

SHEET NUMBER

1. BASE MAP PREPARED BY CLOUGH, HARBOUR & ASSOCIATES LLP FROM A MAY 2004 AND JULY 2005 FIELD SURVEY.
2. LATITUDE/LONGITUDE/ELEVATIONS WERE OBTAINED USING CODE BASED GPS REFERENCED TO UNIV. OF RHODE ISLAND COOP CORRS GPS BASE STATION.
3. LATITUDE/LONGITUDE ARE REFERENCED TO NAD 83 COAST AND GEODETIC ZONE. COORDINATES SHOWN, IF ANY, ARE EXPRESSED IN US FEET. ELEVATIONS ARE REFERENCED TO NGVD 29. TOP OF STRUCTURE HEIGHTS AS SHOWN, IF ANY, DETERMINED BY VERTICAL ANGLE OR BY ACTUAL LOCATION.
4. NORTH ORIENTATION IS NORTH BASED ON GPS.
5. SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
6. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
7. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES HAVE BEEN SHOWN FROM SURFACES, LOCATIONS, MEASUREMENTS AND TADED FIELD SURVEY. THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN, SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITY PRIOR TO ANY AND ALL CONSTRUCTION. CALL DISPOSE PRIOR TO ANY EXCAVATION.
7. A BOUNDARY SURVEY WAS NOT PERFORMED BY CLOUGH, HARBOUR & ASSOCIATES, LLP IN CONJUNCTION WITH THE PREPARATION OF THIS SITE.
8. SUBJECT TO ANY STATEMENT OF FACT THAT AN ACCURATE BOUNDARY SURVEY WOULD DISCLOSE. BOUNDARY LINES SHOWN ARE APPROXIMATE. THIS SURVEY FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE USED FOR LAND TRANSFERS OR BASIS FOR DESIGNS.
9. SUBJECT PARCEL APPEARS TO LIE WITHIN FLOOD ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD AND INSURANCE RISK MAP TOWN OF LEVYARD, CONNECTICUT. PANEL 5 OF 20. COMMUNITY MAP NUMBER 090157.005 EFFECTIVE DATE APRIL 1, 1981.

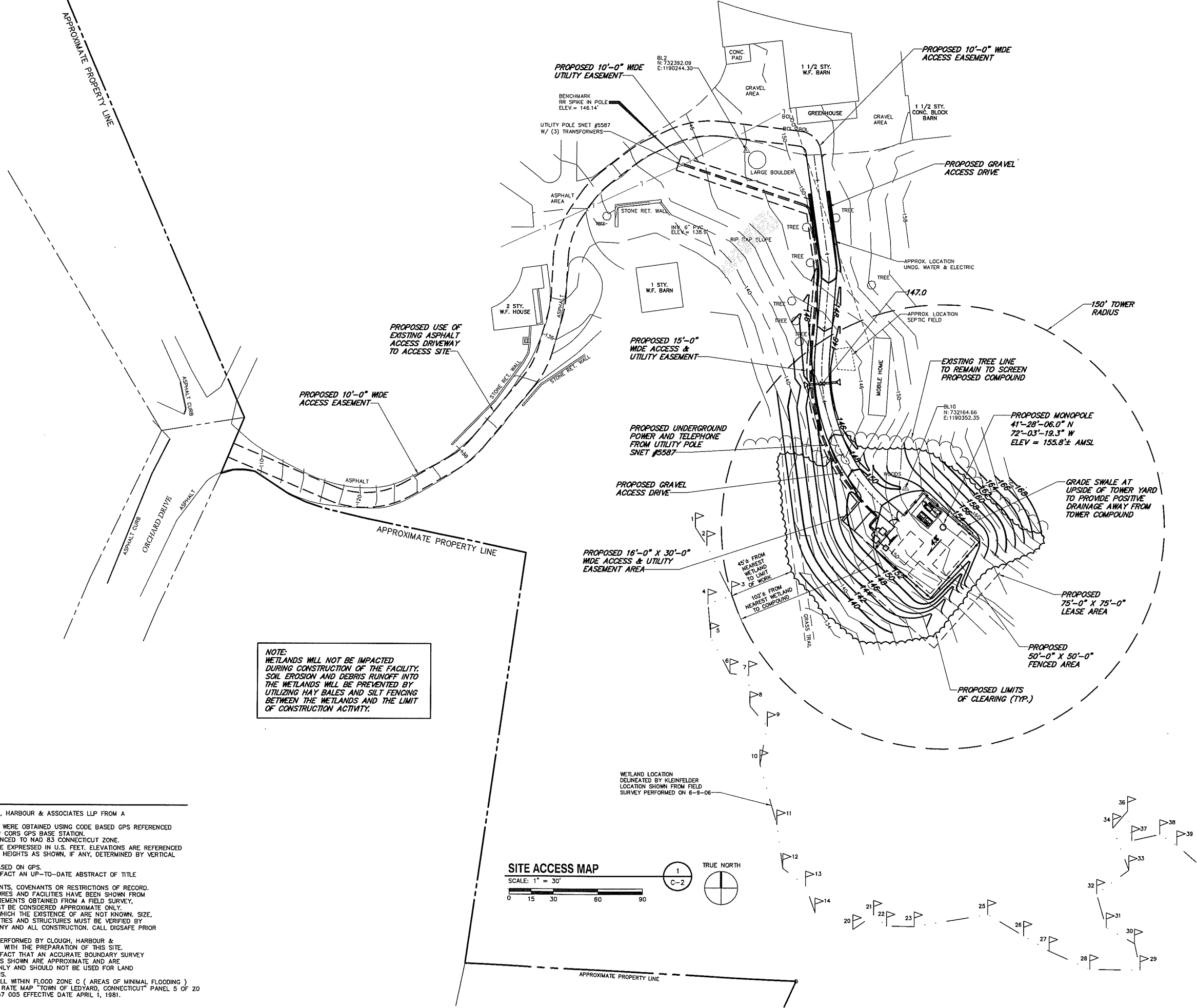
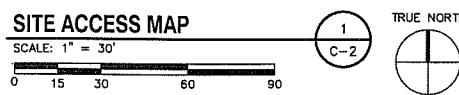


File: I:\USERS\KODR\TEAMS\11-841B\ZONING\CT11-841B-2 SITE ACCESS MAP.DWG Sheet: 9/11/2008 10:22:38 AM Plotted: 9/29/2008 12:10:37 PM User: Lillian_Paul

SURVEY NOTES

1. BASE MAP PREPARED BY CLOUGH, HARBOUR & ASSOCIATES LLP FROM A MAY 2004 FIELD SURVEY.
2. LATITUDE/LONGITUDE/ELEVATIONS WERE OBTAINED USING CODE BASED GPS REFERENCED TO UNIV. OF RHODE ISLAND COOP CORRS GPS BASE STATION. LATITUDE/LONGITUDE ARE REFERENCED TO NAD 83 CONNECTICUT ZONE. COORDINATES SHOWN, IF ANY, ARE EXPRESSED IN U.S. FEET. ELEVATIONS ARE REFERENCED TO NGVD 29. TOP OF STRUCTURE HEIGHTS AS SHOWN, IF ANY, DETERMINED BY VERTICAL ANGLE OR BY ACTUAL LOCATION.
3. NORTH ORIENTATION IS NORTH BASED ON GPS.
4. SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
5. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
6. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY. THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN. SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION. CALL DIGSAFE PRIOR TO ANY EXCAVATION.
7. A BOUNDARY SURVEY WAS NOT PERFORMED BY CLOUGH, HARBOUR & ASSOCIATES, LLP IN CONJUNCTION WITH THE PREPARATION OF THIS SITE.
8. SUBJECT TO ANY STATEMENT OF FACT THAT AN ACCURATE BOUNDARY SURVEY WOULD DISCLOSE. BOUNDARY LINES SHOWN ARE APPROXIMATE AND ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE USED FOR LAND TRANSFERS OR BASIS FOR DESIGNS.
9. SUBJECT PARCEL APPEARS TO FALL WITHIN FLOOD ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP "TOWN OF LEDYARD, CONNECTICUT" PANEL 5 OF 20 COMMUNITY PANEL NUMBER 090157 005 EFFECTIVE DATE APRIL 1, 1981.

NOTE:
WETLANDS WILL NOT BE IMPACTED DURING CONSTRUCTION OF THE FACILITY. SOIL EROSION AND DEBRIS RUNOFF INTO THE WETLANDS WILL BE PREVENTED BY UTILIZING HAY BALES AND SILT FENCING BETWEEN THE WETLANDS AND THE LIMIT OF CONSTRUCTION ACTIVITY.



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A&E SEAL

APPROVALS

LANDLORD _____

LEASING _____

R.F. _____

ZONING _____

CONSTRUCTION _____

A/E _____

PROJECT NO: 10585-1065

DRAWN BY: PAL

CHECKED BY: RJT

SUBMITTALS		
1	08/21/06	ZONING FINAL
0	05/28/04	ZONING

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CT-11-841B
HOLMBERG ORCHARD RAWLAND
12 ORCHARD DRIVE
LEDYARD, CT 06335

SHEET TITLE
SITE ACCESS MAP

SHEET NUMBER
C-2